

## **Woodstock Planning and Zoning Special Regulation Review Subcommittee**

August 6<sup>th</sup>, 2015      Lower Level, Woodstock Town Hall

1. Call to Order was at 7:32 PM by Chair J. Gordon.
2. Roll Call: J. Adiletta, F. Rich, S. Blodgett, D. Porter, D. Young, G. Dickinson, J. Gordon, D. Durst. Planner D. Fey.
3. July 9<sup>th</sup>, 2015 Minutes: approved unanimously (F. Rich/D. Young) with J. Adiletta abstaining
4. Citizen comments: none
5. Chair's report:
  - Thanks to everyone, whose hard work is appreciated.
  - Please RSVP for the monthly meeting so the Chair can know in advance if a quorum will be present, in order to conduct the two Public Hearings.
  - The Chair has prepared two documents: 1. Status report of Subcommittee action items regarding Subdivision Regulations, as itemized during the previous subcommittee meetings, and 2. Subdivision discussion points for August, both dated August 1, 2015.
  - Chair Gordon noted that at the table were two documents prepared by Planner D. Fey regarding Regulations in other Connecticut towns regarding the calculation of Open Space in Subdivisions, as well as the number of types of subdivisions each may permit. Note was made that some communities that responded are quite dissimilar to Woodstock, but the information was included since those communities did respond to the survey that went out.
6. Discussion: Subdivision Regulations

Focusing on Subdivision Regulations, the Commission considered several broad concepts. It was noted that in the March 2015 document created by Planner D. Fey, mention was made of the possible advantage of tracking the lots which have been sold in the approved subdivisions since the current set of Regulations mandating a 50% Open Space set-aside went into effect in August of 2005, and going back as well to 2000 to analyze longer-term data. The economy crashed in 2007, with significant impact on the sale of residential real estate in Woodstock, whether in subdivisions or not, as reflected in the Build-Out analysis done last year.

The subject for a possible need for diversity by having more than one type of subdivision design was discussed from several aspects. Data was reviewed indicating that 52 vacant lots are being advertised today in Woodstock, reflecting a variety of lot types and sizes. However, the data is not detailed as to know if these lots are in subdivisions or not. Note was made that more lots may be available, but

not being advertised. Note was made that the Subdivision Regulations prior to 2005 had two design options, but the change to the Regulations in 2005 (currently in use) is for only conservation subdivision design.

The Commission looked again at a hypothetical build-out of farmland in two possible scenarios to demonstrate the concept of maintaining ag land and its active use while still permitting the same number of house lots as the original scenario would have allowed.

Discussion was undertaken about the open space/conservation land set asides regarding the total percentage required in the Regulations and how it is calculated. Currently, the calculation is based upon 50% of the gross buildable area. Note was made that CT communities use differing percentages, as well as different formulas to calculate the percentage. It was noted that work by R. Arendt mentions taking into account different aspects of the land to be developed in calculating how open space/conservation set aside is calculated. There was discussion about getting more input from a land appraiser and from the Ag community.

There was discussion about looking to where in town are the open space priorities.

There was discussion about looking at the application requirement process to see what is needed and what is not so as to streamline it for applicants and for the Commission. Those parts of the process that are required by state statute can be flagged. Chair Gordon mentioned that when the Subcommittee gets to that part of the Subdivision Regulations, these items can be discussed in more detail.

7. Agenda for next meeting:

- D. Fey will prepare a document showing lots sold in Woodstock over the ten-year span since the current Subdivision Regulations went into effect, as well as data going back to 2000. Any additional data that D. Fey thinks will be helpful for the Subcommittee can be provided as well.
- D. Fey will submit proposed text to address the topics voted on by the Commission at June 4<sup>th</sup> and July 9<sup>th</sup> Regulation Review Subcommittee meetings.
- The Commission will continue to review various aspects of the Subdivision Regulations.

8. Adjournment: unanimously approved (motion D, Young/F. Rich) at 9:16 PM

Submitted by PZC Chair, J. Gordon